



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson
Deputy Planning Director

HEARING DATE: May 26, 2011

ITEM NO.: 1

TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: May 26, 2011

SUBJECT: **Conditional Use Permit & Variance (PCPA 20110043)**
Northstar Mountain Lodge
Mitigated Negative Declaration

COMMUNITY PLAN: Martis Valley Community Plan

COMMUNITY PLAN DESIGNATION: Forest, 60-640 acre minimum

ZONING: FOR-B-X 160 Ac. Min. (Forestry, combining minimum Building Site of 160 acres);
RES-Ds-PD=15 (Resort, combining Design Scenic Corridor, combining a Planned Residential Development of 15 units per acre)

STAFF PLANNER: Melanie Jackson, Associate Planner

LOCATION: The project site is located approximately 500 feet to the north of the Tahoe Zephyr Ski lift and the Schaffer's Camp restaurant on the Northstar ski slope at Northstar-At-Tahoe ski resort in the Martis Valley area.

ASSESSOR'S PARCEL NUMBER: 110-050-050, 110-050-038

APPLICANT: CNL Income Northstar, LLC, Tim Beck/Jen Mader

PROPOSAL: The applicant is requesting approval of a Conditional Use Permit and a Variance for the construction of an approximately 17,687 square foot (two-story) Mountain Lodge on the Northstar-At-Tahoe ski slope in the Martis Valley area.

CEQA COMPLIANCE: A mitigated negative declaration has been prepared for this project and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate by the decision-making body to satisfy the requirements of

CEQA, and a recommended finding for this purpose can be found at the end of this staff report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

SITE CHARACTERISTICS:

The proposed Mountain lodge will be located on approximately 1.7 acres of an approximately 558 acre parcel in the Northstar-at-Tahoe ski area. The property is zoned Forestry, with a combined building site designation of 160 acre minimum parcel size. The property is located within the Martis Valley Community Plan area, and has a community plan designation of Forest, 40-640 acre minimum parcel size, and Resort, combining Design Sierra, combining a Planned Development designation of 15 units per acre. The proposed project location is currently operated as part of the Northstar-at-Tahoe ski resort and is the current location of a ski/snowboard run. The area is located at a high elevation on the Northstar Ski Slope and contains sloping areas and moderate tree coverage. The surrounding parcels are also operated as a part of the Northstar-at-Tahoe Ski Resort.

EXISTING LAND USE AND ZONING:

	LAND USE		ZONING
SITE	Developed with Tahoe Ski Resort	Northstar-at-	FOR-B-X 160 ac. min. (Forestry, combining minimum building site designation of 160 acres); RES-Ds-PD=15 (Resort, combining Design Scenic Corridor, combining a Planned Residential Development of 15 units per acre)
NORTH	Developed with Tahoe Ski Resort	Northstar-at-	FOR-B-X 160 ac. min. (Forestry, combining minimum building site designation of 160 acres)
SOUTH	Developed with Tahoe Ski Resort	Northstar-at-	FOR-B-X 160 ac. min. (Forestry, combining minimum building site designation of 160 acres); 013 Watson Creek Conservation
EAST	Developed with Tahoe Ski Resort	Northstar-at-	TPZ (Timberland Production); FOR-B-X 160 ac. min. (Forestry, combining minimum building site designation of 160 acres)
WEST	Developed with Tahoe Ski Resort	Northstar-at-	FOR-B-X 160 ac. min. (Forestry, combining minimum building site designation of 160 acres)

BACKGROUND:

As mentioned above, the subject property is bordered by other parcels that are operated in conjunction with the subject property at the Northstar-at-Tahoe Ski Resort. The immediate area surrounding the project location is developed with ski/snowboard runs, the Tahoe Zephyr ski lift, and the Schaffer's Camp Restaurant. The Schaffer's Camp Restaurant, located approximately 500 feet south of the project site, was constructed in 2006 and serves patrons visiting the ski resort.

NORTH TAHOE REGIONAL ADVISORY COUNCIL:

On May 12, 2011, the project was presented before the North Tahoe Regional Advisory Council as an action item. After a brief presentation, the Council unanimously voted to recommend approval of the proposed Conditional Use Permit and Variance to the Placer County Planning Commission.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Conditional Use Permit to construct an approximately 17,687 square foot Mountain Lodge on the Northstar-at-Tahoe ski slope. The proposed Mountain Lodge will also include approximately 4,697 square feet of outdoor patio and decking which will be located on the west and south sides of the structure. In conjunction with the Conditional Use Permit, the applicant is also requesting approval of a Variance to the height limitation of 36 feet in order to allow for 49.5 feet.

The applicant has indicated that the existing guest services facilities have proven to be inadequate to meet the demands of the patrons of the Northstar-at-Tahoe resort, and is proposing the lodge in order to provide mid-mountain guest services facilities on a year-round basis. The lodge will provide restaurant and cafeteria services and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests. The Mountain Lodge will also include a lounge, restrooms, retail and guest services and will be available for special events such as weddings and banquets. The lodge will be accessed via the Tahoe Zephyr ski lift; no parking improvements will be required. As the project is designed to accommodate existing guests, no guests will have vehicle access to the lodge. Maintenance and construction access will be provided by existing private roads.

DISCUSSION OF ISSUES:**Variance Request**

As stated, the applicant is requesting a Variance to the Forestry Zone District height limitation of 36 feet in order to allow for a height of 49.5 feet. The increase in height is in response to the need to address heavy snow loads and the desire to construct a facility that is LEED certified (Leadership in Energy and Environmental Design). Because of the size of the structure, an increased height is necessary to maintain a 3:12 roof pitch. The 3:12 roof design will allow for snow shed in the winter months and will facilitate the use of natural lighting and solar heating for the lodge, factors in achieving LEED certification.

Environmental Analysis

Consistent with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared for the proposed project. Environmental issues

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discussed in the environmental document include: Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality and Transportation and Traffic. The MND concludes that, with the implementation of mitigation measures included in the document, environmental impacts will be reduced to less than significant levels.

Air Quality

The use of the proposed Mountain Lodge will not generate a significant amount of traffic beyond existing levels. However, the construction of the project may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. With the implementation of mitigation measures included in the environmental document, the proposed facility would be below the significant level and would not violate air quality standards or substantially contribute to existing air quality violations.

In addition, the project proponents plan to construct the Lodge in compliance with LEED certification requirements. For the purposes of environmental review, the inclusion of LEED certification measures were evaluated and resulted in a reduced number of mitigation measures included in the Environmental Document. Because of this, a condition requiring LEED certification is included in the recommended Conditions of Approval to ensure compatibility with air quality standards.

Biological Resources

A wildlife assessment was conducted on the project site by Wildlife Resource Consultants in February of 2011 and determined that, due to the developed nature of the property, the likelihood of special status species occurring on the site is low to moderate. The report concluded that the addition of the proposed Mountain Lodge would not change the nature of the property such that special status species could no longer occupy the surrounding environment. However, the potential of nesting raptors does exist onsite and as a result, a mitigation measure was included in the environmental document to ensure that proper measures are taken to protect nesting raptors if construction occurs in the raptor nesting season.

The construction of the proposed Mountain Lodge will result in the removal of approximately 60 trees from the project site. Because of the potential for environmental impacts to result from the tree removal, a mitigation measure was included in the environmental document that will ensure that impacts will remain at a less than significant level.

Geology and Soils

The project will result in the disturbance of approximately two acres of area and will include moving approximately 3,508 cubic yards of soil on site (approximately 1,822 cubic yards will be imported). All ground disturbing activities will be conducted in accordance with the Lahontan Region Project Guidelines for Erosion Control. With the implementation of the mitigation measures included in the environmental document, the project's site specific impacts associated with soil disruptions will be reduced to a less than significant level.

Hydrology and Water Quality

Approximately 30 percent of the project site will be covered by impervious services. In order to mitigate impacts that would result from this, the applicants propose to construct

dripline trenches that will infiltrate stormwater runoff from the proposed impervious surfaces. Further, the applicants have prepared a revegetation and stabilization plan that will limit runoff to small quantities or reduce any increases in runoff back to existing levels. With the implementation of the dripline trenches, the revegetation and stabilization and the mitigation measures included in the environmental document, the project's site specific impacts associated with increases in the surface runoff can be mitigated to a less than significant level.

Transportation and Traffic

The proposed project creates site specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions. However, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. However, with the implementation of mitigation measures included in the environmental document, the proposed project impacts associated with increases in traffic will be mitigated to a less than significant level.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Conditional Use Permit and Variance for the Northstar Mountain Lodge (PCPA20110043), based upon the following findings and subject to the attached recommended conditions of approval.

FINDINGS:

CEQA:

The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Northstar Mountain Lodge project has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Conditional Use Permit:

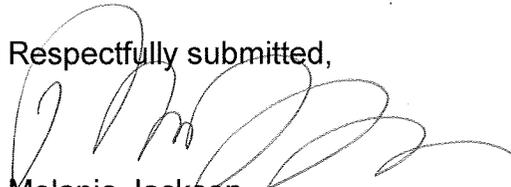
1. The proposed uses are consistent with all applicable provisions of Placer County Code, Chapter 17, Placer County Zoning Ordinance and any applicable provisions of other chapters in this code. The proposed project is consistent with the standards set forth by the Forestry and Resort Zone districts of the Placer County Zoning Ordinance.

2. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan and the Martis Valley Community Plan.
3. The establishment, maintenance or operation of the proposed uses will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed use will not generate a volume of traffic beyond the design capacity of all roads providing access to the parcel, consistent with the applicable requirements of the Placer County General Plan and the Martis Valley Community Plan.

Variance

1. There are special circumstances applicable to the subject property, including the heavy snow loads and the need to provide natural light and passive solar heating. Because of such circumstances, the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. The Variance does not authorize a use that is not otherwise allowed in the zone district.
4. The granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
5. The Variance is consistent with the *Placer County General Plan* and the *Martis Valley Community Plan*.

Respectfully submitted,


Melanie Jackson
Associate Planner

ATTACHMENTS:

Attachment A – Conditions of Approval

Attachment B – Vicinity Map and Site Plan

Attachment C – Mitigated Negative Declaration

cc: Tim Beck – Applicant, CNL Income Properties
Jen Mader – Applicant, CNL Income Properties
Phil Frantz – Engineering and Surveying Division
Justin Hansen – Environmental Health Services
YuShuo Chang – Air Pollution Control District
Andy Fisher – Placer County Parks Division
Karin Schwab – County Counsel's Office
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL –
CONDITIONAL USE PERMIT/VARIANCE - "NORTHSTAR
MOUNTAIN LODGE" (PCPA 20110043)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Conditional Use Permit (PCPA 20110043) authorizes the construction of an approximately 17,687 square foot Mountain Lodge at the Northstar-at-Tahoe Ski Resort. The Mountain Lodge will also include approximately 4,697 square feet of outdoor patio and decking, which will be located on the west and south sides of the structure. The lodge will provide restaurant and cafeteria services, along with a lounge, restrooms, retail and guest services and special events, and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests. The lodge is approved for year-round operation and will be accessed via the Tahoe Zephyr ski lift and/or shuttle.

Noise levels resulting from the occurrence of special events shall comply with the requirements of the Placer County Noise Ordinance.

2. The Variance is approved to allow for a maximum height of 49.5 feet.

3. The project is subject to review and approval by the Placer County Design/Site Review Committee. Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, wetland replacement areas, etc. **(MM I-3)(PD)**

4. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 – September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500

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ATTACHMENT A

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feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nests (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. **(MM IV-1)(PD)**

5. Northstar shall implement fuels reduction on approximately two acres of conifer forest. The treatments reduce the height and density of ground fuels and reduce shrubs and small trees (less than 6 inches in diameter at breast height) that create fuel ladders. Suppressed and intermediate trees shall be removed to reduce the density of the residual stand and improve stocking levels.

The hazardous fuels reduction will occur through “thinning from below”. “Thinning from below” will remove primarily suppressed and intermediate trees from the lower canopy (understory). The upper forest canopy will remain intact, as the larger dominant and co-dominant overstory trees will be retained. By removing the large number of suppressed and intermediate trees in the understory (1”-11” DBH trees), the “fuel ladder” configuration will be eliminated, surface fuels will be reduced, crown bulk density will be decreased, and crown base height will be increased. These changes will alter fire behavior in the treated stands, with the goal of reducing fire intensity, reducing severity of fire damage, and provide better opportunities for fire suppression success, in the event a wildland fire enters these stands. **(MM IV-7)(PD)**

6. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed

after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(MM V-2) (PD)**

7. Construction of the proposed project will create a temporary increase in ambient noise levels, which could exceed Ordinance standards. However, because there are no sensitive receptors in the immediate vicinity, the following condition of approval will allow construction activities to take place during daylight hours.

A. Construction hours will be allowed from sunrise to sunset.

B. A temporary sign (4'x4') shall be located on the project site depicting the above construction hour limitations. Said sign shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations.

These conditions will be included on the improvement plans.

Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

8. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the process of annexation of the subject parcel into the jurisdiction of the Northstar Community Services District. **(PD)**

IMPROVEMENTS/IMPROVEMENT PLANS

9. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). It is the applicant's responsibility to obtain all required agency

signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve drainage issues.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. MM VI.1 (ESD)

10. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, grubbing, or tree stump removal shall occur until the Improvement Plans are approved and any required temporary construction fencing and BMPs have been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth, unless otherwise approved by the ESD. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans.

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion

of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, and tree disturbance, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. MM VI.2 (ESD)

11. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. MM VI.3 (ESD)

12. Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. MM VI.4 (ESD)

13. The Improvement Plan submittal shall include a limited drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing and proposed conditions, the downstream effects of the proposed improvements, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection. MM IX.1 (ESD)

14. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Straw Wattles, Hydroseeding (EC-4), Silt Fence (SE-1), Construction Fencing, Diversion Dikes, Gravel Bags, and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and

oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Revegetation, Infiltration Trenches (TC-10), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. MM VI.5 & MM IX.2 **(ESD)**

15. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. MM VI.6 **(ESD)**

16. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Structural foundations, including retaining wall design (if applicable);
- B) Grading practices;
- C) Erosion/winterization;
- D) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- E) Slope stability

Once approved by the Engineering and Surveying Department (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to approval of the Improvement Plans. It is the responsibility of the developer to provide for engineering inspection and

certification that earthwork has been performed in conformity with recommendations contained in the report. MM VI.15 **(ESD)**

17. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

GRADING

18. There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the RWQCB and the Placer County ESD. MM VI.7 **(ESD)**

19. No grading operations shall occur under saturated soil conditions. MM VI.8 **(ESD)**

20. Truck routes are to be located across existing logging roads. MM VI.9 **(ESD)**

21. Existing drainage patterns shall not be significantly modified. MM VI.10 **(ESD)**

22. Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures to prevent erosion. MM VI.11 **(ESD)**

23. All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance. MM VI.12 **(ESD)**

24. During construction, temporary gravel, straw bale, earthen, or sandbag dikes and/or nonwoven filter fabric fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. MM VI.13 **(ESD)**

25. Revegetated areas shall be continually maintained in order to assure adequate growth and root development. Erosion control facilities shall be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities. MM VI.14 **(ESD)**

FEES

26. The applicant shall financially participate in an Open Space Preservation Program. This financial participation shall be through the payment of \$5,000.00 per acre, or portion thereof, of new impervious surface. The fee shall be due and payment shall be made prior to issuance of the applicable building permit. **(PD)**

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27. Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Tahoe), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW prior to any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$24,999.15 (based on trips associated with 11 new employees). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. MM XVI.1 (ESD)

ENVIRONMENTAL HEALTH

28. An approved Public Water Supply Permit from Environmental Health Services for the Northstar-at-Tahoe Comstock Water System must be obtained prior to building permit issuance.

29. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.

30. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited.

31. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations.

32. Prior to approval of a Building Permit for the restaurant and cafeteria, contact Environmental Health Services, pay required fees, and apply for a plan check. Submit to Environmental Health Services, for review and approval, complete construction plans and specifications as specified by the Division.

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33. Contact Environmental Health Services, pay required fees and obtain a permit to operate a food establishment prior to opening for business. All food handling operations shall comply with the requirements of Placer County Code and California Retail Food Code.

34. The dumpster location and enclosure shall be reviewed and approved by the Development Review Committee and the solid waste collection franchise holder.

35. Submit to the Environmental Health Services a “will-serve” letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(COMPLETED)**

36. Submit to Environmental Health Services a “will-serve” letter from Northstar Community Services District indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.

AIR POLLUTION

37. The proposed lodge shall incorporate all necessary “LEED for New Construction” design elements, and follow all required steps, in order to receive LEED Certification through the U.S. Green Building Council. **(APCD)**

38. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

39. A) In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction). **(APCD)**

B) Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)* **(APCD)**

C) Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4) (APCD)*

40. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5) (APCD)*

41. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228) (APCD)*

42. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402) (APCD)*

43. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228) (APCD)*

44. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202) (APCD)*

45. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road

maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*. **(APCD)**

46. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **(APCD)**

47. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(APCD)**

48. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)* **(APCD)**

49. Include the following standard note on all building plans approved in association with this project: All wood burning devices and fireplaces associated with this project shall be subject to all applicable APCD Rules & Regulations.

50. Include the following standard note on the Improvement/Grading Plan: The demolition or remodeling of any structure, if applicable to this project, may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos materials be removed prior to demolition. For more information, call the California Air Resources Board at (916) 916 322-6036 or the US EPA at (415) 947-8704.

MISCELLANEOUS CONDITIONS

51. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a certain development project known as the Northstar Mountain Lodge. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to

MAY, 2011

include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. **(County Counsel)**

52. The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

53. Prior to Improvement Plan approval: This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Engineering and Surveying Department. **(ESD)**

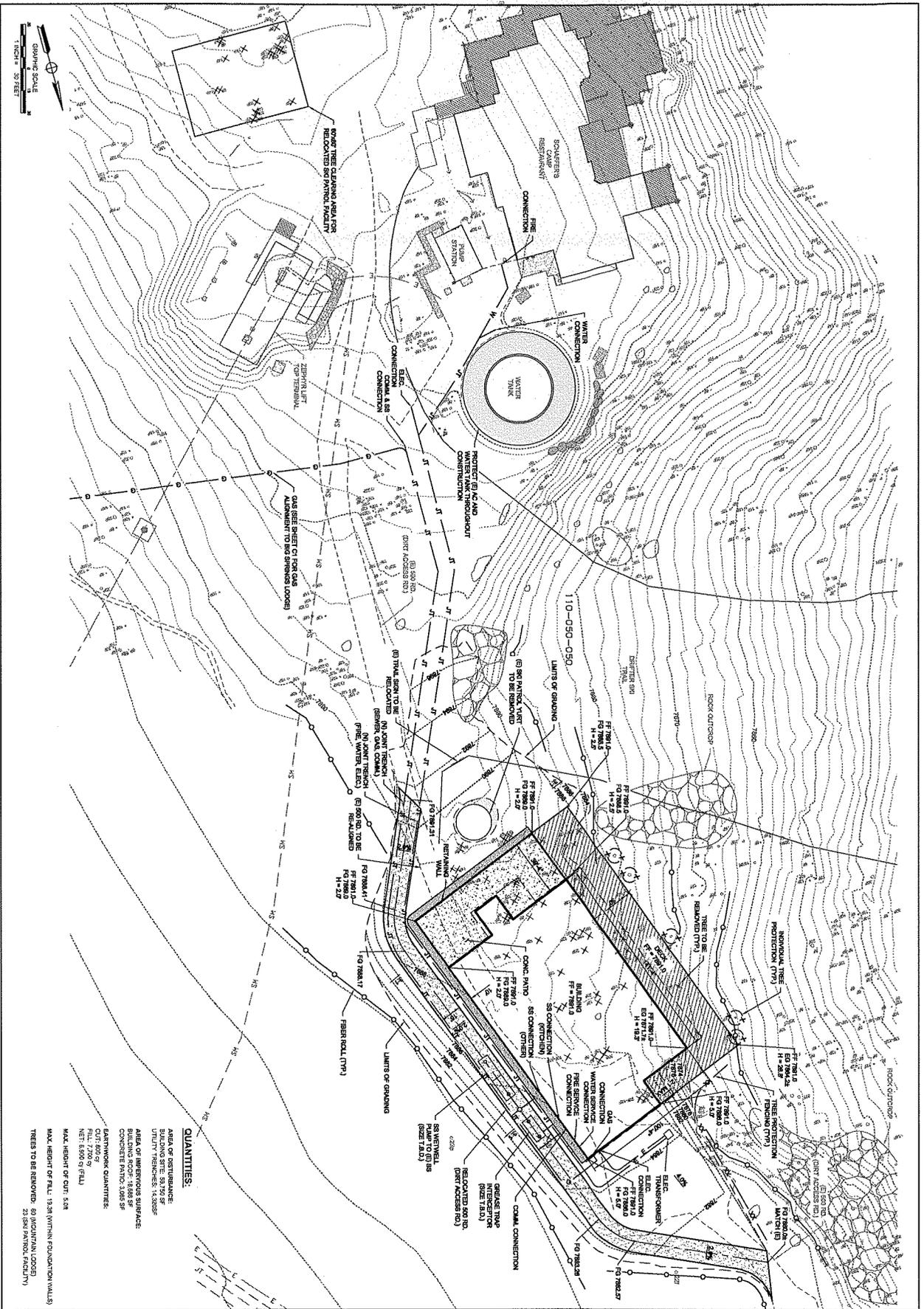
54. The applicant shall obtain a Timber Harvest Plan, a Timberland Conversion or comparable permit as approved by CAL FIRE. The Timberland Conversion shall include the following:

- A. The decrease in timber base in the county as a result of the project.
- B. The cover type, including commercial species, density, age and size composition affected by the project.
- C. The ground slopes and aspects of the area affected by the project.
- D. The soil types affected by the project.
- E. Any significant problems that may affect the conversion. **(CAL FIRE)**

EXERCISE OF PERMIT

55. The applicant shall have 36 months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on June 6, 2014. **(PD)**

MAY, 2011

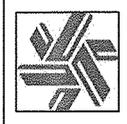


QUANTITIES:

- AREA OF DISTURBANCE: 1,200 SF
- UTILITY TRENCHES: 14,300 SF
- CONCRETE PAVD: 3,000 SF
- ASPHALT PAVD: 1,000 SF
- GRAVEL: 1,000 SF
- RELOCATED 500 TO (EXIST ACCESS RD): 2,000 SF
- CONCRETE PAVD: 3,000 SF
- ASPHALT PAVD: 1,000 SF
- GRAVEL: 1,000 SF
- RELOCATED 500 TO (EXIST ACCESS RD): 2,000 SF

MAX. HEIGHT OF CUT: 3.5A
 MAX. HEIGHT OF FILL: 13.5M (WITHIN FOUNDATION WALLS)
 TREES TO BE REMOVED: 22 (SNU PATROL FACILITY)

COLLABORATIVE DESIGN STUDIO
 9440 BUCKLEUP BLVD, SUITE 100, FORT COCKERILL, CA 95926
 TEL: 530.885.1111
 WWW.COLLABORATIVEDSIGN.COM



NORTHSTAR MOUNTAIN LODGE

A.P.N. 110-05-050
 NORTHSTAR-MTANHOE
 TRUCKEE, CA 96161
 PLACER COUNTY

SITE PLAN

NOT FOR CONSTRUCTION

C2

DATE: 11/15/2011
 DRAWN BY: JAMES HENNING
 CHECKED BY: JAMES HENNING

PROJECT: NORTHSTAR MOUNTAIN LODGE
 SHEET: C2



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Northstar-at-Tahoe Mountain Lodge (PCPA 20110043)

PROJECT DESCRIPTION: The project proposes the construction of an approximately 15,750 square-foot Mountain Lodge at the Northstar-At-Tahoe ski slope. The lodge will provide restaurant and cafeteria services, along with a lounge, restrooms, retail and guest services and special events, and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests.

PROJECT LOCATION: approximately 500 feet to the north of the Tahoe Zephyr ski lift and Schaffer's Camp Restaurant at the Northstar-at-Tahoe Ski Resort, Placer County

APPLICANT: Northstar-at-Tahoe Resort, P.O. Box 129, Truckee, CA 96160, 530-562-8043

The comment period for this document closes on **May 25, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sierra Sun on Wednesday, April 27, 2011

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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

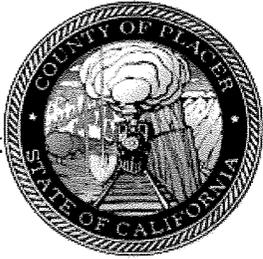
PROJECT INFORMATION

Title: Northstar-at-Tahoe Mountain Lodge	Plus# PCPA 20110043
Description: The project proposes the construction of an approximately 15,750 square-foot Mountain Lodge at the Northstar-At-Tahoe ski slope. The lodge will provide restaurant and cafeteria services, along with a lounge, restrooms, retail and guest services and special events, and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests.	
Location: approximately 500 feet to the north of the Tahoe Zephyr ski lift and Schaffer's Camp Restaurant at the Northstar-at-Tahoe Ski Resort, Placer County	
Project Owner/Applicant: Northstar-at-Tahoe Resort, P.O. Box 129, Truckee, CA 96160, 530-562-8043	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **May 25, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
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Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Northstar-at-Tahoe Mountain Lodge	Plus# PCPA 20110043
Entitlement(s): Conditional Use Permit, Design/Site Review Agreement	
Site Area: 1.7 acres / 74,052 square feet	APNs: 110-050-050, 110-050-038
Location: The project site is located approximately 500 feet to the north of the Tahoe Zephyr ski lift and Schaffer's Camp Restaurant at the Northstar-at-Tahoe Ski Resort located in the Martis Valley area.	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Conditional Use Permit, a Variance and a Design/Site Review Agreement for the construction of an approximately 15,750 square foot Mountain Lodge at the Northstar-At-Tahoe ski slope. The proposed Mountain Lodge will also include approximately 10,300 square feet of outdoor patio and decking which will be located on the west and south sides of the structure. The lodge will provide restaurant and cafeteria services, along with a lounge, restrooms, retail and guest services and special events, and will accommodate indoor seating for approximately 500 guests and outdoor seating for approximately 250 guests. The lodge will be operated year-round and will be accessed via the Tahoe Zephyr ski lift.

It is estimated that site development activities will result in approximately 3,508 cubic yards of soil being moved; approximately 1,822 cubic yards of this material will be imported. There is no public vehicle access to the site and no parking improvements will be required for the project. Maintenance and construction access will be provided by existing seasonal roads on the mountain.

Project Site (Background/Existing Setting):

Situated on about 1.7 acres of ridgeline about 500 feet north of the Shaffer's Camp Restaurant, the terrain drops relatively steeply on the west side through forested slopes; numerous ski runs have been carved through the forested slopes to the east. The project parcel is approximately 558 acres in size and is zoned FOR-B-X 160 ac.

min. (Forestry, combining Building Site 160 acre minimum) The property is located within the Martis Valley Community Plan area, and the Community Plan designation is Tourist/Resort Commercial

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Forestry, combining Building Site 160 acre minimum	Tourist/Resort Commercial	Developed with Northstar-at-Tahoe Ski Resort
North	Forestry, combining Building Site 160 acre minimum	Forest 40-640 Acre Minimum	Developed with Northstar-at-Tahoe Ski Resort
South	Forestry, combining Building Site 160 acre minimum	Forest 40-640 Acre Minimum/ Tourist/Resort Commercial	Developed with Northstar-at-Tahoe Ski Resort
East	Forestry, combining Building Site 160 acre minimum	Forest 40-640 Acre Minimum	Developed with Northstar-at-Tahoe Ski Resort
West	Forestry, combining Building Site 160 acre minimum	Forest 40-640 Acre Minimum	Developed with Northstar-at-Tahoe Ski Resort

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Martis Valley Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

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(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Items I-1,3:

The grading and trenching for foundations and utilities, the removal of some of the vegetation to accommodate the facility and the construction of the lodge building will alter the landscape in the immediate vicinity of the proposed project. A series of small mountain ridges and depressions defines the local topography and this natural landscape serves to limit views of the project site to those areas in the immediate vicinity of the project. The form, mass and profile of the proposed lodge building, and the materials used in the construction of the lodge, will be designed to blend with the natural terrain and surroundings. The design of the lodge will be subject to the review and approval of the Design/Site Review Committee, which will address items including architectural features, colors, materials, landscaping and exterior lighting. The project will not have an adverse effect on scenic vistas and will not degrade the existing visual character of the site or its surroundings. No mitigation measures are required.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located within a state scenic highway corridor.

Discussion- Item I-4:

Any exterior lighting that is to be installed with the development of the new lodge facility will be subject to the review and approval of the Site/Design Review Committee (see Discussion- Items I-1,3). No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section				X

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4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- Items II-1,2,3:

There are no farmlands or agricultural operations on or in the vicinity of the project site.

Discussion- Items II-4,5:

The approval of the project will not result in a need to rezone the property and the development of the site will not result in a significant loss or conversion of forest land to non-forest uses.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County. The proposed project includes a 15,750 sq. ft. lodge and restaurant/cafeteria with associated construction activities. The lodge is open year round. The project would not contribute a significant impact to the region, as the related emissions would be below the significant level. The project will not result in a significant obstruction to the Tahoe Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), unclassified for the federal particulate matter standard (PM_{2.5}) and non-attainment for the federal particulate matter standard (PM₁₀).

Construction of the project will include grading improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. Operational related emissions are minimal and include electricity and water usage. The proposed facility would be below the significant level and will not violate air quality standards or substantially contribute to existing air quality violations. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Items III-2,3:

MM III.1

1. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
- 2a. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- 2b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
- 2c. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)*
3. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
4. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
5. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)*
6. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*
7. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
8. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*.
9. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
10. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
11. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*
12. Include the following standard note on all building plans approved in association with this project: All wood burning devices and fireplaces associated with this project shall be subject to all applicable APCD Rules & Regulations.

Discussion- Items III-4,5:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1:

Based upon a wildlife assessment of the project area conducted by Wildlife Resource Consultants (February 2011), several special status species could potentially occur in the project area. The assessment determined, based on previous surveys and the developed nature of the property, that the likelihood of special status species occurring on the site is low to moderate, because the site area is currently developed with ski runs. The report concluded that the addition of a 15,750 square foot lodge on the property would not change the developed nature of the property such that special status species could no longer occupy the surrounding environment. Nevertheless, the potential for nesting raptors is present in the project area and development activities could have an adverse effect on these species.

Mitigation Measures- Item IV-1:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest(s) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st, no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Items IV-2,3,4,5:

According to the wildlife assessment completed by Wildlife Resource Consultants, no aquatic or riparian habitats are present in or near the project area. The project area consists of mixed conifer habitat dominated by Jeffrey pine and white fir and does not include oak woodlands. In addition, there are no wetland areas located on or near the project site. Therefore, the project will not impact wetland, oak woodland, riparian or aquatic habitats. No mitigation measures are required.

Discussion- Item IV-6:

According to the wildlife assessment completed by Wildlife Resource Consultants, the developed nature of the site is unlikely to result in impacts to migratory wildlife species within the project vicinity. Further, the addition of an approximately 15,750 square foot building would not change the developed nature of the site such that species could no longer occupy the surrounding environment. No mitigation measures are required.

Discussion- Item IV-7:

The proposed project will require the removal of approximately 60 trees for the footprint of the structure and will include additional thinning of the vegetation surrounding the project area. However, impacts related to tree removal will be mitigated by the following mitigation measure.

Mitigation Measures- Item IV-7:

MM IV.2 Northstar will implement fuels reduction on approximately two acres of conifer forest. The treatments reduce the height and density of ground fuels and reduce shrubs and small trees (less than 6 inches in diameter at breast height) that create fuel ladders. Suppressed and intermediate trees shall be removed to reduce the density of the residual stand and improve stocking levels.

The hazardous fuels reduction will occur through "thinning from below". "Thinning from below" will remove primarily suppressed and intermediate trees from the lower canopy (understory). The upper forest canopy will remain intact, as the larger dominant and co-dominant overstory trees will be retained. By removing the large number of suppressed and intermediate trees in the understory (1"-11" DBH trees), the "fuel ladder" configuration will be eliminated, surface fuels will be reduced, crown bulk density will be decreased, and crown base height will be increased. These changes will alter fire behavior in the treated stands, with the goal of reducing fire intensity, reducing severity of fire damage, and provide better opportunities for fire suppression success, in the event a wildland fire enters these stands.

Discussion- Item IV-8:

The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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